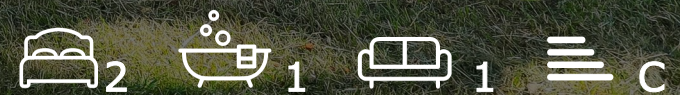




22 Cobholm Place
Cambridge, CB4 2UN

Guide price £375,000



22 Cobholm Place

Cambridge, CB4 2UN

- 583 sqft / 54 sqm
- 1981
- Scope to extend (STPP)
- Garage and driveway
- Council tax band: C
- No onward chain

A light and airy bungalow with a garage and driveway, enjoying a generous corner plot in a peaceful cul-de-sac with scope to extend, situated close to the Science park and available with no onward chain.

An entrance porch provides space for coats and footwear and leads into a spacious living/dining room, finished with solid wood flooring which continues through to the bedrooms. Adjoining the dining area is a kitchen which has been fitted with a modern range of base and eye-level units; integrated appliances include an electric oven and 4-ring gas hob with extractor over. There is a freestanding Bosch dishwasher and washing machine also included within the sale.

There are 2 bedrooms, both including custom-built sliding wardrobes. The bathroom has been fitted with a modern 3-piece-suite, complemented by attractive tiling, built-in shelving and a mirrored wall cabinet. An inner hallway has a useful recess with shelving and gives access to a partially boarded loft with lighting and a pull-down ladder. The loft houses a Vaillant combi-boiler and offers exciting scope to extend.

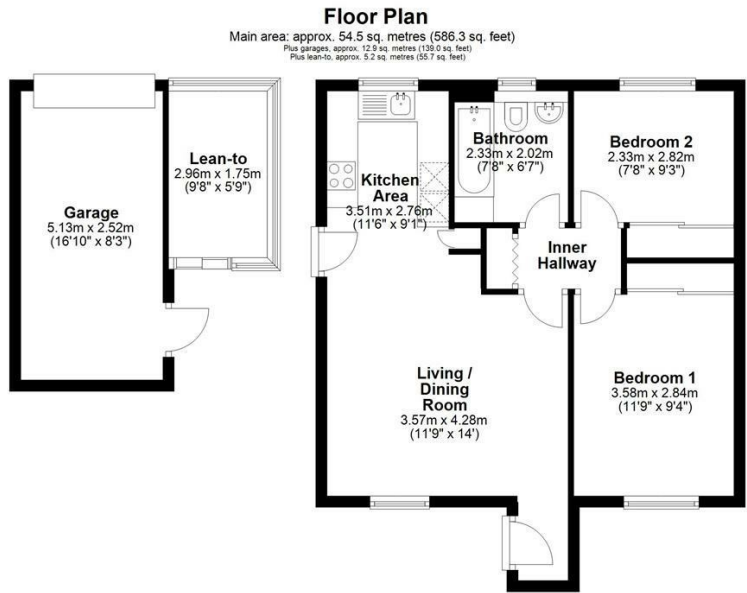




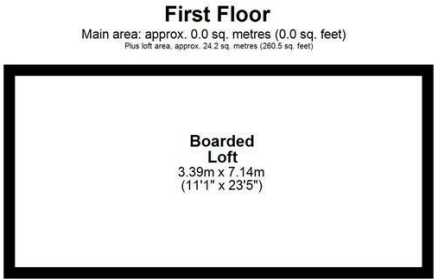
The bungalow is located down a peaceful cul-de-sac just off Armitage Way. There is a driveway and a single garage with power, lighting and eaves storage. The front of the property is set back behind a walled garden with a number of well tended shrubs. The rear garden offers a superb degree of privacy and measures around 14.6m x 10.1m. There is a green house, a number of mature fruit trees and shrubs, as well as secure gated access to the garage, driveway and front garden.

Cobholm Place is conveniently placed just off Northfield Avenue which in turn leads to Kings Hedges Road, about 3 miles north of the City Centre. The area is ideally located for access to the A14/M11 road networks, Cambridge North Station (1.6m), the Guided Busway (0.5m) and the Science Park (1.2m). There are shopping facilities and schooling close by, and a Tesco superstore which is just 1.7 miles from the property.

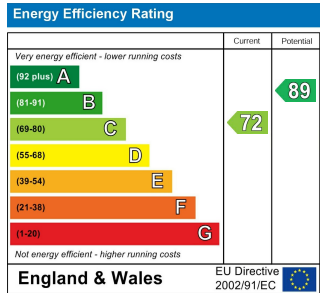




Main area: Approx. 54.5 sq. metres (586.3 sq. feet)
Plus garages: approx. 12.9 sq. metres (139.0 sq. feet)
Plus loft area: approx. 24.2 sq. metres (260.5 sq. feet)
Plus lean-to: approx. 5.2 sq. metres (55.7 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com